

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Antonio

State: TX

PJ's Total HOME Allocation Received: \$114,585,160

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	39		
% of Funds Committed	93.77 %	91.50 %	12	93.41 %	58	51	
% of Funds Disbursed	85.25 %	83.16 %	16	84.68 %	47	42	
Leveraging Ratio for Rental Activities	7.27	4.57	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.60 %	72.59 %	21	80.76 %	80	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	64.22 %	56.65 %	22	68.18 %	35	34	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	68.87 %	75.74 %	27	80.32 %	15	17	
% of 0-30% AMI Renters to All Renters***	44.19 %	41.33 %	19	45.16 %	40	46	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.75 %	98.19 %	29	95.04 %	29	27	
Overall Ranking:			In State:	12 / 39	Nationally:	51	57
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,444	\$15,094		\$26,037	1,677 Units	33.40 %	
Homebuyer Unit	\$14,179	\$9,687		\$14,755	2,251 Units	44.80 %	
Homeowner-Rehab Unit	\$39,798	\$30,646		\$20,487	961 Units	19.10 %	
TBRA Unit	\$9,297	\$3,738		\$3,225	137 Units	2.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Antonio TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,764	\$63,477	\$40,174
State:*	\$54,567	\$59,595	\$33,345
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.6	4.9	2.6	20.4	Single/Non-Elderly:	24.2	10.4	10.4	64.2
Black/African American:	15.8	5.4	7.8	26.3	Elderly:	24.0	3.5	49.8	4.4
Asian:	0.4	0.0	0.0	0.0	Related/Single Parent:	28.9	32.3	6.8	17.5
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	15.8	49.1	25.0	2.9
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0	Other:	7.0	4.8	8.0	10.9
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.0	0.1	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.8	1.2	0.0	0.0					
Asian/Pacific Islander:	0.1	0.2	0.2	0.0					
ETHNICITY:									
Hispanic	69.8	88.4	89.3	53.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	40.2	11.8	40.9	58.4	Section 8:	32.4	1.4	#	
2 Persons:	26.9	19.8	32.2	24.8	HOME TBRA:	1.6			
3 Persons:	19.2	28.4	13.0	10.9	Other:	14.0			
4 Persons:	8.9	22.6	6.1	5.1	No Assistance:	52.0			
5 Persons:	3.8	12.3	4.7	0.0					
6 Persons:	0.8	4.0	2.0	0.7					
7 Persons:	0.2	0.9	0.8	0.0					
8 or more Persons:	0.0	0.3	0.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				138

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Antonio

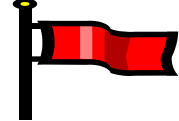
State: TX

Group Rank: 51
(Percentile)

State Rank: 12 / 39 PJs

Overall Rank: 57
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	64.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.87	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	94.75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

